

Property at 00055 WEST AVON ROAD

Prop ID 4520055

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Administrative Information

Owner name: ROMANI WILLIAM DAVID EST OF
 Second name: C/O MARGARET A MAYER
 Address: PO BOX 438
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 4520055 Neigh.: Zone: R40 Vol: 653 Page: 1155

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 07-Oct-1960
Resident Land	.92	87,500				Sale price:
Resident Outbldg	2.00	69,510				Sale valid:
Resident Dwelling	1.00	236,210				Values
Resident Excess	1.48	7,760				Mkt value :
						Cost value: 572,829
Summary			Utilities		Sales ratios	
Total assessments	400,980		Water	Well		Cost/sale :
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment	400,980		Gas	None		Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	125,000	125,000			125,000	87,500
Primary Site		40,075						
RES	12	1.478	7,500	11,085			11,085	7,760
Residual		64,382						
2.398 acres				Total land value			136,085	95,260

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	9
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	40	B	Whirlpools	
Garage	24	Attached 4 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1796	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	784
Basement	Full		222,110
Heating	Yes	A/C No	
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			10,500
Other Features	WB Stks		172,656
			6,750
Sub-Total			412,016
Grade	B	Factor 1.2600	519,140
CDU		C&D Factor 1.00	519,140
Depreciation		35 %	337,441
		Computed cost value @ 70%	236,209

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	252	15,353
L Living Area	FRFF Frame first floor	64	7,327
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	BSMT Basement addition	96	1,769
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	FATT Full finished attic	84	3,034
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	HSF Half-story fin o/gar	816	33,382
L Living Area	FRFF Frame first floor	264	30,223
P Porches, Patios, Decks	CPAT Concrete patio	312	2,659
P Porches, Patios, Decks	FOFF Frame open first flo	90	5,483
L Living Area	FRFF Frame first floor	50	5,724
L Living Area	BSMT Basement addition	50	921

Total additions 172,656

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con			3,122	55.95	1996	C	174,676	50	87,300
Block Detach Garage									
RS1 Frame	20	40	800	30.00	1996	C	24,000	50	12,000
Utility Shed									
Value at 70%			69,510				Value at 100%		99,300

